

PROPERTY LOCATION

No	Alt No	Direction/Street/City
169		RENFREW ST, ARLINGTON

OWNERSHIP

Owner 1:	HORGAN ANN E	Unit #:	
Owner 2:	MAGUIRE PATRICIA		
Owner 3:			
Street 1:	169 RENFREW ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476	Own Occ:	Y
		Type:	

PREVIOUS OWNER

Owner 1:	HAYES PATRICK J -
Owner 2:	-
Street 1:	169 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2006, having primarily Clapboard Exterior and 2686 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
101	One Family		6000		Sq. Ft.	Site

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	687,200		420,000	1,107,200
Total Card	0.138	687,200		420,000	1,107,200
Total Parcel	0.138	687,200		420,000	1,107,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	412.21	/Parcel:	412.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	687,200	0	6,000.	420,000	1,107,200	1,107,200	Year End Roll	12/18/2019
2019	101	FV	536,000	0	6,000.	420,000	956,000	956,000	Year End Roll	1/3/2019
2018	101	FV	536,000	0	6,000.	354,000	890,000	890,000	Year End Roll	12/20/2017
2017	101	FV	536,000	0	6,000.	324,000	860,000	860,000	Year End Roll	1/3/2017
2016	101	FV	536,000	0	6,000.	276,000	812,000	812,000	Year End Roll	1/4/2016
2015	101	FV	525,300	0	6,000.	240,000	765,300	765,300	Year End Roll	12/11/2014
2014	101	FV	525,300	0	6,000.	222,000	747,300	747,300	Year End Roll	12/16/2013
2013	101	FV	525,300	0	6,000.	211,200	736,500	736,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYES PATRICK J	49763-526		7/12/2007		735,000	No	No		
LASHON PEARL L	47106-571		3/14/2006	Change>Sale	370,000	No	No		
LASHON LYMAN	7324-234		11/13/1999	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2016	1467	Solar Pa	3,000	C				
11/16/2010	2273	Redo Bas	10,000					CREATE BMT FINISH
5/16/2006	378	New Buil	175,000	C		G7	GR FY07	2.5 STRY COLONIAL
4/6/2006	241	Demoliti	7,000	C				

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Legal Description
Entered Lot Size
Total Land:
Land Unit Type:

Parcel ID 159.0-0011-0008.0

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PAT ACCT.

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ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	MLS	MM	Mary M
11/12/2008	Meas/Inspect	336	PATRIOT
9/24/2008	External Ins	BR	B Rossignol
9/23/2008	MLS	BR	B Rossignol
6/16/2006	Inspected	BR	B Rossignol
1/18/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

User Acct
106183
GIS Ref
GIS Ref
Insp Date
05/24/18

!12460!

PRINT

Date	Time
12/11/20	02:32:50

LAST REV

Date	Time
06/18/18	12:11:45
mmcmakin	
12460	

Prior Id # 1:	106183
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

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USER DEFINED

Prior Id # 1:	106183
Prior Id # 2:	
Prior Id # 3:	
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Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
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